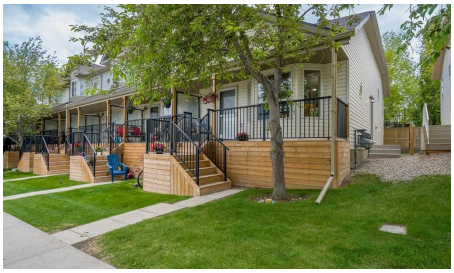
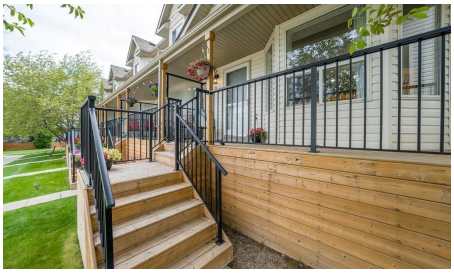
73 Hidden Valley Villas NW

Calgary | Active | MLS® A2344288

$344,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1997**	**809.88 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to this like-new end-unit villa in the highly sought-after community of Hidden Valley. Offering over 1,400 sq. ft. of developed living space, this beautifully maintained 4-level split features 3 bedrooms, 2 full bathrooms, two walk-in closets, and numerous recent upgrades.

The impressive main floor boasts soaring 10-foot ceilings, creating a bright and spacious atmosphere throughout the living room, dining area, and well-appointed kitchen. A side entrance leads to the private backyard, providing the perfect space to relax, entertain, or enjoy outdoor living.

The upper level features a generously sized bedroom with a walk-in closet, a versatile flex room that can be used as a home office, nursery, or guest room, and a 5-piece bathroom. The third level offers a versatile space complete with a walk-in closet, a 3-piece ensuite, and a cozy fireplace. While currently configured as the primary bedroom, it can easily be used as a family room, entertainment area, or private retreat, providing exceptional flexibility for a variety of living arrangements.Both bathrooms feature floor-to-ceiling ceramic tile, adding a modern and upscale finish.

The fourth level provides additional living space that is perfect for a recreation room, home office, gym, media room, or a third bedroom.

Quality bamboo flooring extends throughout all four levels, adding warmth and elegance to the home. The assigned parking stall is conveniently located directly in front of the unit. The front patio has recently been upgraded with a new wood deck and iron spindle railing, enhancing both curb appeal and outdoor enjoyment.

Over $30,000 has been invested in recent renovations, including a new kitchen countertop, new appliances, a range hood fan, updated lighting fixtures, and fresh paint throughout. The washer and dryer were replaced in 2025, while the high-efficiency furnace and hot water tank were installed in 2022.

Ideally situated within walking distance of three schools, this home also offers quick access to major routes, including Stoney Trail. Shopping, parks, restaurants, and YYC Airport are all just minutes away. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home offers outstanding value in a convenient and family-friendly location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344288
Bedrooms	3
Bathrooms	2
Year Built	1997
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	809.88 sq. ft.
Main Level Finished Area:	417.13 sq. ft.
Below Grade Finished Area:	601.24 sq. ft.
Condo Fee:	$310.00
Condo Fee Includes:	Insurance, Parking, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Snow Removal, Trash
Lot Area:	1,862 sq. ft.
Lot Frontage:	23'11¾"
Front Exposure:	Northwest
Floor Location:	Ground
Entry Level:	1
Levels:	4 Level Split
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1997 (Age: 29)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1

Plan:	9711132
Heating:	Forced Air
Basement:	Partial, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	The Willows
Community:	Hidden Valley (Calgary)
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	n/a

Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 12'9" × 10'10" ·
Main Floor	Kitchen · 12'5" × 7'3" ·
Main Floor	Dining Room · 10'10" × 8'11" ·
2nd Floor	Bedroom · 14' × 9'10" ·
2nd Floor	Bedroom · 10'3" × 8' ·
Lower Level	Bedroom - Primary · 17'9" × 13'1" ·
Lower Level	Game Room · 19'6" × 16'10" ·
Lower Level	Furnace/Utility Room · 13'1" × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Ceiling Fan(s)
Exterior Features:	Balcony
Patio And Porch Features:	Front Porch, Patio, See Remarks
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-CGd44
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/73-hidden-valley-villas-nw-calgary-a2344288/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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